

EXHIBIT "A"
LEGAL DESCRIPTION:

The West 100.00 feet of Lot 5, 6 and 7 together, of the following property:

Parcel 2

The West 100.00 feet of Lot 5, 6 and 7 together. The West 100.00 feet of Lots 6 and 7, Block "I", and all of Lots 21 and 22, Block 4, HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Said lands lying and being in Broward County, Florida and containing 57,100 square feet OR \pm 1.31 acres

Parcel Identification No. 5142-16-01-2370

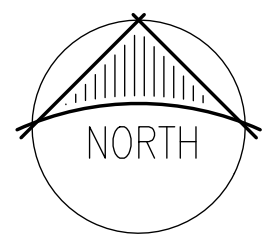
AND

Parcel 3

The East 150.00 feet of the West 250.00 feet of Lot 5, Block "I", HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

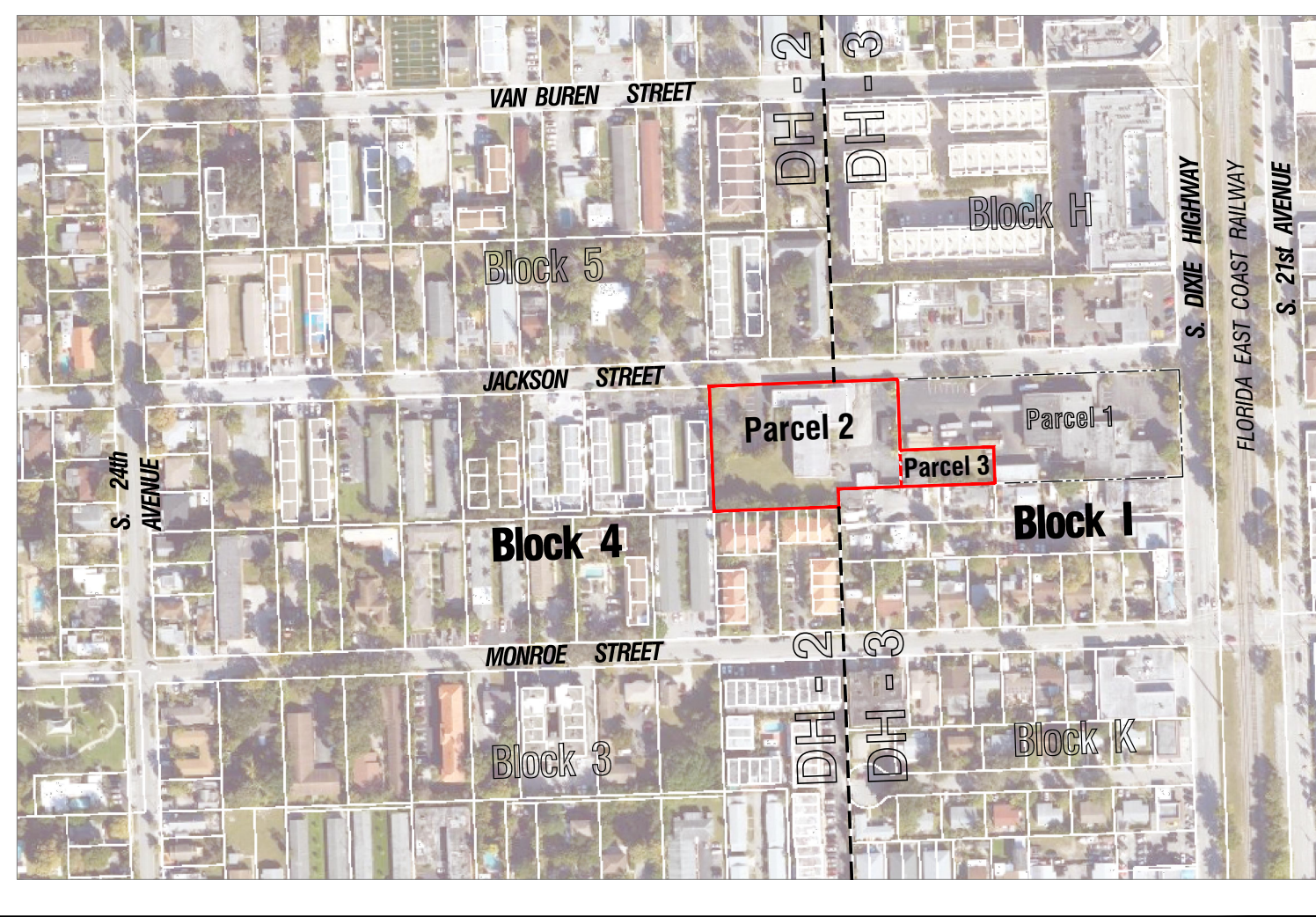
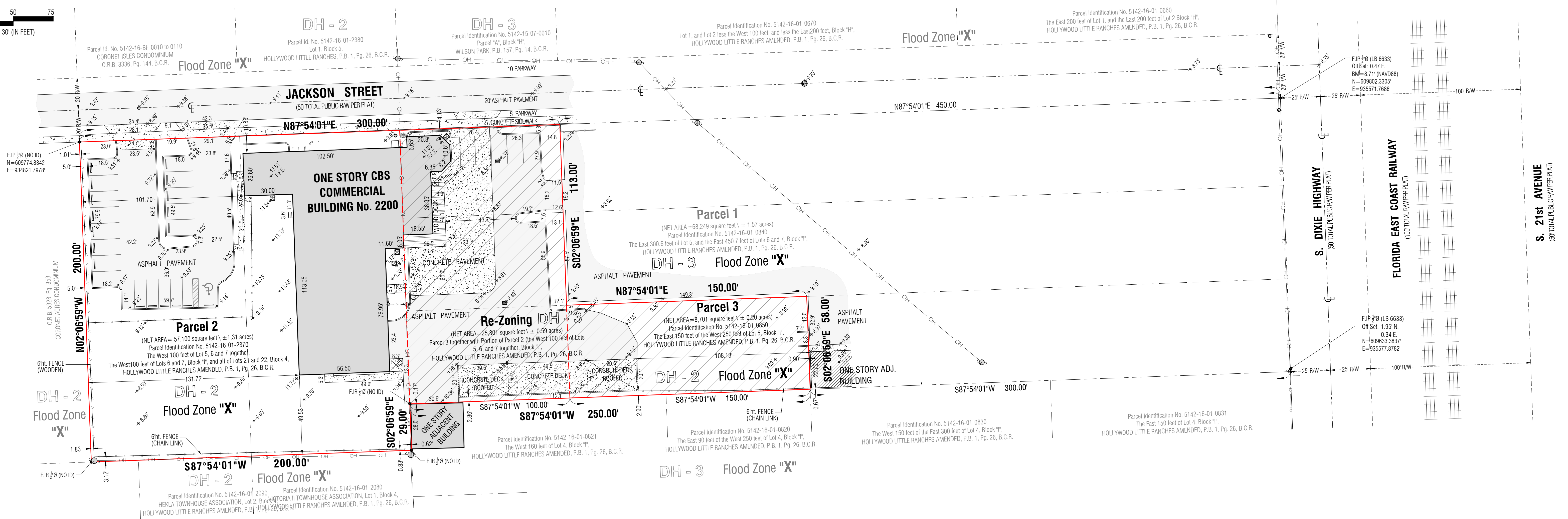
Said lands lying and being in Broward County, Florida and containing 8,701 square feet OR \pm 0.20 acres

Parcel Identification No. 5142-16-01-0850



ALTA / ACSM LAND TITLE SURVEY

THE WEST 100 FEET OF LOT 5, 6 AND 7 TOGETHER. THE 100 FEET OF LOTS 6 AND 7, BLOCK 1, AND ALL OF LOTS 21 AND 22, BLOCK 4, AND THE EAST 150 FEET OF THE WEST 250 FEET OF LOT 5, BLOCK 1, "HOLLYWOOD LITTLE RANCHES AMENDED" ACCORDING TO PLAT BOOK 1, PAGE 26 IN SW 1/4 OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA.



TITLE COMMITMENT SCHEDULE A, LEGAL DESCRIPTION:

Parcel 2: The West 100.00 feet of Lot 5, 6 and 7 together. The West 100.00 feet of Lots 6, 7, Block "I", and all of Lots 21 and 22, Block 4, HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Parcel 3: The East 150.00 feet of the West 250.00 feet of Lot 5, Block "I", HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

TITLE COMMITMENT SCHEDULE B SECTION II EXCEPTIONS:

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

- The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. (Not graphically plottable)
2. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. (Not graphically plottable)
3. Standard Exceptions:
A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (Affects the property and is shown hereon)
B. Rights or claims of parties in possession not shown by the public records. (Not graphically plottable)
C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. (Not graphically plottable)
D. Taxes or assessments which are not shown as existing liens in the public records. (Not graphically plottable)

- 4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. (Not graphically plottable)
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. (Not graphically plottable)
6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of HOLLYWOOD LITTLE RANCHES recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida. (As to all Parcels) (Affects the property and is shown hereon)
7. Reservations contained in Quit Claim Deed from the Board of Trustees of the Internal Improvement Trust Fund No. 2806, recorded in Official Records Book 9852, Page 421 and Official Records Book 9859, Page 155. (As to Parcel 1) (Not graphically plottable)
8. Easement Deed by Court Order in Settlement of Landowner Action recorded in Official Records Book 49510, Page 562, Official Records Book 49885, Page 466, Official Records Book 50264, Page 1803, affected by Notice of Substitution of Easement Deed recorded in Official Records Book 50355, Page 1901. (As to Parcel 1) (Not graphically plottable)
9. Ordinance No. 76, in Official Records Book 8136, Page 244. (As to all Parcels) (Affects the property and is shown hereon)
10. Ordinance No. 2002-61, in Official Records Book 34145, Page 1891. (As to all Parcels) (Affects the property)
11. Ordinance No. 2005-18, in Official Records Book 40082, Page 1783. (As to all Parcels) (Affects the property)
12. Ordinance No. 2005-19, in Official Records Book 40082, Page 1789. (As to all Parcels) (Affects the property)

FLOOD INFORMATION: Said described property is located within an area having a Zone Designation "X" (N.A.V.D. 88) by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12011C0569 H, with a date of identification of August 08 2014, for Community of City of Hollywood No. 125113, in Broward County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

ZONING INFORMATION BASIC ZONING DH-2 (Dixie Highway Medium Intensity Multi-Family District)

LEGAL DESCRIPTION: A portion of Parcel 2, being more particularly described as follows: Lots 21 and 22, Block 4, HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Net Lot Area: 40,000 sq. ft. (portion of Parcel 2)
Building Intensity: 45 ft
Maximum Building Height: 4
Maximum Height - Stories: 1.75
Floor Area Ratio:

Minimum Setbacks: 15.00 ft
All Frontages: 10.00 ft
Side Interior: Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.

Minimum Rear Setback: 20.00 ft
Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.

RE-ZONING DH-3 (Dixie Highway High Intensity Mixed-Use District)

LEGAL DESCRIPTION: Parcel 3 together with a portion of Parcel 2, being more particularly described as follows: The West 100 feet of Lots 5, 6 and 7 together, Block "I", HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Net Lot Area: 8,701 sq. ft. (Parcel 3)
Net Lot Area: 17,100 sq. ft. (Portion of Parcel 2)
Net Lot Area: 25,801 sq. ft. (Parcel 3 together with a portion of Parcel 2)

Building Intensity: 10 Stories, not to exceed 140 feet.
Sites or portions of sites within 100 feet of RS-3, PS-1: 5 Stories, not to exceed 55 feet.
Sites or portions of sites within 200 feet of DH-1, DH-2, ND-1: 5 Stories, not to exceed 55 feet

Floor Area Ratio: 3.00
Minimum Setbacks: BASE Ground Floor - 55 feet TOWER Above 55 feet
Frontage: Non-Residential: 10 feet Non-Residential: 10 feet
All Frontages Setback: Residential: 15 feet Residential: 15 feet

Side Interior Setback: 0 feet
When adjacent to RS-3, DH-1, and DH-2: 10 ft.
0 feet
When adjacent to RS-3: 100 feet
When adjacent to DH-1, and DH-2: 200 feet.

- LIST OF POSSIBLE ENCROACHMENTS:** The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing:
• Asphalt and concrete approach encroaches into the parkway of Jackson Street;
• Overhead electric line encroaches into the premise.

- GENERAL SURVEY NOTES:**
1. Horizontal Control Points used for this project was obtained by R.T.K.-G.P.S. observation, matches surrounding plat information and street occupation. The Coordinates and Bearings shown hereon, are based on NAD83 (2011 adjustment) with a bearing value N87°54'01"E, along the centerline of Jackson Street.
2. Utility Note: The utilities shown have been located from field survey information. The surveyor has not physically located the underground utilities and no specific utility companies were contacted. Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act", pursuant to Chapter 556.101-111 of the Florida Statutes.
3. No excavation or determination was made as to how the Subject Property is served by utilities.
4. No improvements were located, other than those shown.
5. No underground foundations, improvements and/or utilities were located or shown hereon.
6. This notice is required by the "2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys".
7. All easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
8. The Property has direct access to Jackson Street, and S. Dixie Highway, dedicated public streets.
9. There is no observed evidence of current earth moving work, building construction or building additions.
10. There is no observed evidence of site use as a solid waste dump, or hazardous materials.
11. Bench Mark used: # 1896, STR 16-51-42, Elevation (N.G.V.D. 29) = 10.932 feet
12. Bench Mark used: # 1944, STR 16-51-42, Elevation (N.G.V.D. 29) = 15.039 feet

LEGEND

| | | | |
|-------------------------------------|---|------------------------------------|------------------------|
| A = arc distance | G.F.F. = garage finish floor | PRM = permanent reference monument | board fence |
| ADJ = adjacent | HT = high (height) | R = radius distance | electric meter |
| AE = anchor easement | L.F.E. = lowest floor elevation | R (Rcd) = record | electric panel |
| BC = block corner | LE = landscape easement | RW = right-of-way | chain link fence |
| BOB = basis of bearings | LME = lake maintenance easement | Sec = section | picket fence |
| BM = bench mark | LS = land surveyor | S = south | pre-cast fence |
| (C) = calculated | (G) = measured distance | T = tangent | wire fence |
| CBS = concrete block and stucco | N.A. = not applicable | U.E. = utility easement | wooden fence |
| CHB = chord & bearing | NAVD = national american vertical datum | W = west | guard rail |
| CME = canal maintenance easement | NGVD = national geodetic vertical datum | | base line |
| Ø = diameter | N = north | | center line |
| D = central angle | NO ID = no identification | | monument line |
| FDH = found drill hole | NTS = not to scale | | no access right-of-way |
| DE = drainage easement | OH = overhang | | overhead utility line |
| DME = drainage maintenance easement | OH PL = on property line | | property line |
| E = east | ORB = official record book | | |
| Encr = encroachment | O/S = offset | | |
| FI = fence inside | (P) = plat | | |
| F.I.P. = found iron pipe | P.B. = plat book | | |
| F.I.R. = found iron rebar | P.C. = point of curvature | | |
| FO = fence outside | PG = page | | |
| F.Nail = found nail | PCP = permanent control point | | |
| F.N&D = found nail and disk | POB = point of beginning | | |
| F.F.E. = finish floor elevation | POC = point of commencement | | |
| | PT = point of tangency | | |

SURVEYOR'S CERTIFICATE:

Bridge Asset Management LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3 (A), 3 (B), 3 (C), 3 (D), 4, 5, 6, 7, 8, 9, 10, 11, and 12 of Table A thereof. The field work was completed on June 04, 2025. Last revised date: June 23, 2025.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party.

By: Miguel J. Garay
Professional Surveyor and Mapper
No. 6594 State of Florida